

COMMISSION ON COMMON OWNERSHIP COMMUNITIES
 Minutes of the Monthly Meeting
Via Zoom Audio-Visual Conference
Wednesday, September 2, 2020

The monthly meeting of the Commission on Common Ownership Communities was called to order at 7:07 pm by Chairman Mark Fine.

Commissioners present: [13] ANDERSON, FINE, GARDNER, GELFOUND, GIZA, MOORE, MURTHY, MYO KHIN, PERPER, SMITH, STEINBACH, VINEY, & YOUNG

Commissioners absent: GRUBER & MALAMUD

Staff present: Tim Goetzinger, DHCA Director of Finance; Walter Wilson, Associate County Attorney; Staff: Ife Fabayo.

Guests: Kristina Ellis [DHCA], Jo Ellen Bilanin, Ginger Naglee, Rand Fishbein, Jim Cagley, John O'Neill, Shuaa Tajammul, Jaqueline Irby, Susan Porter, Jim Wallwork

1. Commissioner Fine moved to bring a report on distressed communities funding forward, to follow Community Forum, with Commissioner Myo Khin seconding. The motion was approved by unanimous consent.
2. **Approval of Minutes:** Commissioner Perper moved to approve the minutes of the August 5, 2020 monthly meeting, with Commissioner Gelfound seconding. The motion was approved by unanimous consent.
3. **Community Forum:** Discussion regarding policies for holding meetings & elections now that MOCO is entering Covid phase 3, and procedures for putting liens on property.
4. **Covid Relief Funds:** Report by Kristina Ellis [DHCA] re disbursements of Cares Act funds to distressed communities. Interested associations requesting information and application should only use: ccoc-grantprogram@montgomerycountymd.gov.
5. **Submission of disputes for Commission consideration:**

Jurisdiction – Default cases: None

Jurisdiction - Contested cases:

#2021-004, John J. O'Neill v. 8101 Connecticut Avenue Condominium – Commissioner Smith moved to accept jurisdiction and refer the case to an expedited hearing panel as the contract in question expires September 18th, Commissioner Myo Khin seconding. After discussion **the motion was approved** by a majority vote: Commissioners Anderson, Fine, Moore, Murthy, Perper, Smith, & Young approved, Commissioners Gardner, Giza, Gelfound, Myo Khin, & Viney against, Commissioner Steinbach recused.

#2020-094, Elwin D. Jones v. Key West Condominium Assoc. – Commissioner Smith moved **NOT to accept jurisdiction**, with Commissioner Anderson seconding. After discussion, the motion was approved

by majority vote, Commissioners Gelfound and Perper recused.

#2020-053, Delmy Pineda v. Quince Haven Condominium – Commissioner Viney moved **NOT to accept jurisdiction**, with Commissioner Smith seconding. After discussion, the motion was approved by majority vote, Commissioner Gardner in favor, Commissioner Fine recused.

6. **Decisions & Orders Issued:** None

7. **Decisions & Orders on Appeal:**

#2018-040, Dillin et al, v. The Willoughby of Chevy Chase and

#2018-061, Nadri v. The Willoughby of Chevy Chase (consolidated) – CCOC decision upheld in Circuit Court; appealed to Court of Special Appeals, **decision pending**

#2019-070, Washington v. Silverton Condominium – **oral hearing scheduled for 8/11/20**

#2019-038, Kenny v. Council of Unit Owners of Cherington Condominium - no update

#2018-037, Longmead Crossing v. Hypolite – **Court of Special Appeals hearing scheduled for 10/5/20**

8. **County Attorney's report:** Decision & Order(s) under review by Mr. Wilson – None

9. **DHCA status report:** Mr. Goetzinger presented the August 2020 report.

10. **Chairman's Report:**

- Covid-19 & Exec Order 098-20: Face masks must be worn in common areas; links to policies affecting coc's are on the top banner of every page of our website.
- "Staff's Guide to the Procedures & Decisions of the CCOC" revised and on website Law Library
- COC Manual and Resource Guide revised and on website under Community Information; insert for Manual referring to 2020 amendment to Condo Act raising insurance deductible to a maximum \$10,000
- Website "Board Training" button renamed "Training and Webinars"
- CCOC Annual Report ready for presentation to Council & County Executive
- Updating Board Training videos
- Changes to committees: Legislation & Budget now Legislation & Process and Procedures, IT & Process and Procedures not IT & Budget.

11. **Committee reports:**

a. Education Outreach Committee

[Members: Commissioners Fine & Anderson, Gelfound, **Giza [Chair]**, Moore, Perper, Smith, Steinbach, & Young] --- Meetings held on August 13 & 31, future meetings to be held on the 2nd Monday at 6:30pm. Committee to set agendas & rules, developing training courses, etc.

b. Legislation & Process and Procedures Committee

[Members: Commissioners Fine & **Gardner [Chair]**, Gelfound, Moore, & Viney] Commissioner Gardner reported on potential changes to 10B. Next committee meeting September 15th.

c. Information Technology & Budget Committee

[Members: Commissioners Fine & **Myo Khin [Chair]**, Murthy, & Young]

12. **Adjournment:** Meeting adjourned at 8:59 pm.

Next meeting: Wednesday, October 7, 2020 at 7:00pm